

In Re:  
Mohammad Altaful Huq

Case No.: 17-27607  
Chapter: 7  
Judge: KCF

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**NOTICE OF PROPOSED PRIVATE SALE**

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Karen E. Bezner, Chapter 7 Trustee, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Jeanne A. Naughton, Clerk  
United States Bankruptcy Court  
402 East State Street  
Trenton, New Jersey 08608

If an objection is filed, a hearing will be held before the Honorable Kathryn C. Ferguson, C.U.S.B.J. on August 31, 2021 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 2, 402 East State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 1039 Harmony Station Road, Phillipsburg, New Jersey

Proposed Purchaser: Martin Demcak

Sale price: \$610,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Partners Realty Group/Coldwell Banker Residential Brokerage  
Amount to be paid: \$18,450.00/\$18,150.00; Total: \$36,600.00  
Services rendered: Listing and sale of real property

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Karen E. Bezner, Trustee /s/ Karen E. Bezner  
Address: 567 Park Avenue, Suite 103, Scotch Plains, New Jersey 07076  
Telephone No.: (908) 322-8484

In re:  
Mohammad Altaful Huq  
Debtor

Case No. 17-27607-KCF  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Jul 27, 2021

User: admin  
Form ID: pdf905

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Total Noticed: 35

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).
++++	Addresses marked '++++' were modified by the USPS Locatable Address Conversion System. This system converts rural route numbers to street addresses.

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 29, 2021:

Recip ID	Recipient Name and Address
db	Mohammad Altaful Huq, 1039 Harmony Station Rd, Phillipsburg, NJ 08865-9580
cr	+ Christiana T C/F CE1/FirstTrust, c/o Honig & Greenberg, LLC, 1949 Berlin Road, Suite 200, Cherry Hill, NJ 08003-2077
none	+ Martin Demcak, 519 Raritan Road, Linden, NJ 07036-5117
r	+ Partners Realty Group, 321 Main St., Woodbridge, NJ 07095-1225
517037801	170 Market St Associates, 110 W 34th St, New York, NY 10001-2115
517037802	170 Market St Realty Assoc, 110 W 34th St Fl 9, New York, NY 10001-2115
517037806	ASR Park Madison Urban Renewal, 111 Magee Ave, Lavallette, NJ 08735-2225
517037807	AST Park Madison Urban Renewal LLC, 111 Magee Ave, Lavallette, NJ 08735-2225
517037803	Acb Receivables Mngmt, 19 Main St, Asbury Park, NJ 07712-7012
517068213	American Express Bank, FSB, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
517037804	Amex, PO Box 981537, El Paso, TX 79998-1537
517037805	Amex, Correspondence, PO Box 981540, El Paso, TX 79998-1540
517037810	++ BANK OF AMERICA, PO BOX 982238, EL PASO TX 79998-2238 address filed with court:, Bankamerica, PO Box 982238, El Paso, TX 79998-2238
517037809	Bank of America, NC4-102-03-14, PO Box 26012, Greensboro, NC 27420-6012
517037808	Bank of America, NC4-105-03-14, PO Box 26012, Greensboro, NC 27420-6012
517037811	Bk of Amer, 4909 Savarese Cir, Tampa, FL 33634-2413
517037815	++++ DOCTOR'S ASSOCIATES INC, 325 SUB WAY, MILFORD CT 06461-3081 address filed with court:, Doctor's Associates Inc, 325 Bic Dr, Milford, CT 06461-3072
517037816	++++ DOCTOR'S ASSOCIATES, INC, 325 SUB WAY, MILFORD CT 06461-3081 address filed with court:, Doctor's Associates, Inc, 325 Bic Dr, Milford, CT 06461-3072
517037818	NJ Div of Taxation, 50 Barrack St, Trenton, NJ 08608-2006
517217908	++ STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245, TRENTON NJ 08646-0245 address filed with court:, STATE OF NEW JERSEY, DEPARTMENT OF THE TREASURY, DIVISION OF TAXATION, P.O. BOX 245, TRENTON, NJ 08695-0245
517037819	++++ SUBWAY REAL ESTATE LLC, 325 SUB WAY, MILFORD CT 06461-3081 address filed with court:, Subway Real Estate LLC, 325 Bic Dr, Milford, CT 06461-3072
517037820	++++ SUBWAY REAL ESTATE CFORP, 325 SUB WAY, MILFORD CT 06461-3081 address filed with court:, Subway Real Estate CFORP, 325 Bic Dr, Milford, CT 06461-3072
517037821	++++ SUBWAY REAL ESTATE LLC, 325 SUB WAY, MILFORD CT 06461-3081 address filed with court:, Subway Real Estate LLC, 325 Bic Dr, Milford, CT 06461-3072
517037822	++ TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026 address filed with court:, Toyota Motor Credit, 4 Gatehall Dr Ste 350, Parsippany, NJ 07054-4522
517211681	+ Toyota Motor Credit Corporation, PO Box 9013, Addison, Texas 75001-9013

TOTAL: 25

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Jul 27 2021 20:22:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Jul 27 2021 20:22:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235

District/off: 0312-3

User: admin

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Date Rcvd: Jul 27, 2021

Form ID: pdf905

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517037813	Email/PDF: Citi.BNC.Correspondence@citi.com	Jul 27 2021 20:31:46	Citi, PO Box 6190, Sioux Falls, SD 57117-6190
517037814	Email/Text: B@directcapital.com	Jul 27 2021 20:22:00	Direct Capital, 155 Commerce Way, Portsmouth, NH 03801-3243
517037817	Email/Text: sbse.cio.bnc.mail@irs.gov	Jul 27 2021 20:22:00	IRS, 200 Sheffield St, Mountainside, NJ 07092-2314
517037812	Email/PDF: ais.chase.ebn@americaninfosource.com	Jul 27 2021 20:31:34	Chase Card, PO Box 15298, Wilmington, DE 19850-5298
517729736	+ Email/Text: bncmail@w-legal.com	Jul 27 2021 20:22:00	SYNCHRONY BANK, c/o Weinstein & Riley, PS, 2001 Western Ave., Ste 400, Seattle, WA 98121-3132
517271457	+ Email/PDF: gecsed@recoverycorp.com	Jul 27 2021 20:31:45	Synchrony Bank, c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk VA 23541-1021
517043259	+ Email/PDF: gecsed@recoverycorp.com	Jul 27 2021 20:31:16	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
517471232	+ Email/Text: ustpreregion03.ne.ecf@usdoj.gov	Jul 27 2021 20:22:00	United States Trustee, One Newark Center, Suite 2100, Newark, NJ 07102-5235

TOTAL: 10

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
517185199	*+	IRS, POB 7346, Philadelphia, PA 19101-7346
517037823	*P++	TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026, address filed with court:, Toyota Motor Credit Co, Toyota Financial Services, PO Box 8026, Cedar Rapids, IA 52408-8026

TOTAL: 0 Undeliverable, 2 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 29, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 27, 2021 at the address(es) listed below:

Name	Email Address
Adam D. Greenberg	on behalf of Creditor Christiana T C/F CE1/FirstTrust agreenberg@hglclaw.com btemple@hglclaw.com
Denise E. Carlon	on behalf of Creditor Toyota Motor Credit Corporation dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Ilissa Churgin Hook	on behalf of Debtor Mohammad Altaful Huq ihook@hookandfatovich.com fyablonsky@hookandfatovich.com

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Karen E. Bezner

Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com

Karen E. Bezner

on behalf of Trustee Karen E. Bezner Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com

Kevin Gordon McDonald

on behalf of Creditor Toyota Motor Credit Corporation kmcdonald@blankrome.com bkgroup@kmlawgroup.com

Lauren Bielskie

on behalf of U.S. Trustee United States Trustee lauren.bielskie@usdoj.gov

Mitchell Malzberg

on behalf of Unknown Role Type Martin Demcak mmalzberg@mjmalzberglaw.com dlapham@mjmalzberglaw.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 9